

# C H A P T E R 1

## I N T R O D U C T I O N

### 1.1 PROJECT SUMMARY

The Shea/Baker Ranch community is a master planned community located in the northwestern portion of the City of Lake Forest. The project is bounded by Borrego Canyon Wash on the northwest, Bake Parkway and existing business park development on the south, the Foothill Transportation Corridor and an Irvine Ranch Water District reservoir site on the east, and Commercentre Drive on the west.

The proposed Area Plan for the Shea/Baker Ranch community provides for the following land uses with a total of 2,379 residential units:

#### Residential

- Up to 1,638 for-sale homes, on approximately 308 acres, ranging from low density (2-7 units per net acre) to medium density (up to 25 units per net acre)
- A broad variety of home styles including single family detached, motor courts, cluster homes, green courts, flats, townhomes and condominiums

#### Mixed Use

- A maximum of 48.38 acres designated for mixed use development
- The mixed-use development contemplates commercial areas developed together with multi-family residential units ranging from low-medium to high densities
  - A maximum of 25,000 square feet of commercial development and up to 741 residential units (147 for-sale units, 414 market rate apartments and 180 affordable apartments)

#### Open space

The community provides over one hundred acres of parks and open spaces, as follows:

- 7.46 acres of community park and 12.0 acres of neighborhood parks, in addition to trails and paseos
- The 8.37 gross acre Central Linear Park, with 7.0 useable acres
- The 12.58-acre Borrego Linear Park including a trail system that covers approximately 5.05 acres

- Approximately 55 acres contained within slopes, paseos, the detention basin, and other open spaces, and approximately 15 acres within parkways and medians.
- 14.92-acre Borrego Canyon Wash

Access to the site is provided from Alton, Bake and Rancho parkways and Commercentre Drive. An internal collector level loop road, comprised of “A”, “B” and “C” streets, provides primary circulation within the community. Neighborhood streets connect from this collector street into the individual neighborhoods. Development of Shea/Baker Ranch includes completing Alton Parkway to its ultimate width and constructing the parkways and sidewalks associated with the road. All roads within Shea/Baker Ranch except driveways internal to apartment neighborhoods and alleys will be built to public street standards and dedicated to the City of Lake Forest for maintenance.

An off-site roadway, Baffin Bay Drive, will be improved as part of Shea/Baker Ranch. A cul-de-sac will be constructed at the street’s existing end, providing a permanent terminus for this road.

Construction of new potable water, reclaimed water, and sewer facilities will be completed to provide services for the community. Construction of the new sewer system will allow abandonment of the existing Irvine Ranch Water District pump station located north of Towne Centre Drive. These facilities will be dedicated to the Irvine Ranch Water District (“IRWD”) when complete.

Project drainage facilities will be constructed to handle the flows generated by Shea/Baker Ranch. This storm drain system will be dedicated to the City of Lake Forest when complete. Facilities to manage flows from offsite areas will also be constructed as part of the project, in Borrego Canyon Wash. .

Electrical, gas, cable television and telephone utilities will also be constructed to serve the needs of Shea/Baker Ranch residents and businesses.

## **1.2 REGULATORY BACKGROUND AND RELATIONSHIPS TO OTHER PLANS**

Shea/Baker Ranch has a long history of project approvals. The original Area Plan for the site was approved by the County of Orange in April 1988 and then re-approved by the City of Lake Forest in January 2000. That project approval incorporated a 691-acre site known as Baker Ranch, only a portion of which is the subject of this Area Plan. In January 2000 the City of Lake Forest approved a revised version of the Baker Ranch Area Plan that amended the plan for Planning Area 1, consisting of the 386.6-acre Shea/Baker Ranch property. The Shea/Baker Ranch Area Plan includes Planning Area 1 (which now includes former Planning Area 2) and Planning Area 7 of the Baker Ranch Area Plan.

Shea/Baker Ranch is part of a larger 800-acre study area within the City of Lake Forest, known as the Opportunities Study Area (OSA) that addressed multiple properties within the City. The OSA was developed and planned in cooperation between the various landowners and the City. In 2006, a Program Environmental Impact Report (PEIR) was prepared to analyze the anticipated land use changes within the 800-acre study area. This PEIR identified that the OSA project would have significant impacts to the environment in the areas of Aesthetics, Agriculture, Air Quality, Water Quality, and Population and Housing. Portions of the PEIR were recirculated in 2008 to analyze a new alternative and to add an analysis of Global Climate Change. The proposed land use changes for Shea/Baker Ranch were evaluated at a program level of detail as part of this PEIR.

Shea/Baker Ranch was approved in the summer of 2010, with a General Plan Amendment (GPA), Zone Change, and adoption of a Development Agreement. Because certain details of the GPA and Zone Change proposals differed slightly from the GPA and Zone Change analyzed in the PEIR, and to address the Development Agreement, an Addendum to the PEIR, in accordance with CEQA Guidelines Section 15164, was prepared to describe those minor changes and additions.

The Baker Ranch Planned Community Supplemental Text and Development Plan (P.C. Text) was amended as part of this Zone Change. That Zone Change modified the Planning Area boundary between Planning Areas 1 and 2 to conform precisely to the Shea/Baker Ranch ownership, which eliminated Planning Area 2 from the project boundary, and divided Planning Area 1 into twelve smaller Planning Areas, as shown on Exhibit 2.4, Existing Land Use Plan. The plan established through this Zone Change includes a 1.05 acre slope adjacent to Alton Parkway at Commercentre Drive, Planning Area 1J, that is designated Business Park. This acreage is being eliminated from further discussion in this Area Plan. No development will occur in that Planning Area other than landscape improvements consistent with the other streetscapes in the community.

The Shea/Baker Ranch Development Agreement established a maximum of 2815 homes developed at low, low-medium, and medium densities; a mixed-use area including a maximum of 320,000 square feet of commercial uses and residential uses developed up to high density; and open space and recreational amenities. Regulatory documents that govern the use of the property include 1) the City's zoning ordinance (Title 9 of the Lake Forest Municipal Code) for topics on which the P.C. Text is silent, 2) the City's General Plan, and 3) the Shea/Baker Ranch Development Agreement as recorded in the official records of Orange County (document Number 201000055128), or as subsequently revised. The City has adopted design guidelines that apply to all properties in the City that establish retaining wall design standards. Those design guidelines also apply to the Shea Baker Ranch property.

The City recently constructed a segment of Alton Parkway that extends through the Shea/Baker Ranch project site pursuant to the terms of the Shea/Baker Ranch Development Agreement and

approvals granted by the County of Orange in 2010. The impacts of the Alton Parkway construction project were analyzed in the Alton Parkway Extension Project EIR 585 prepared and certified by the County of Orange in September 2007 (“Alton Parkway EIR”).

Table 1-1, below, summarizes the existing entitlements for Shea/Baker Ranch.

**Table 1-1 Existing Approvals**

Entitlement	Approval Granted	Review or Approval Body / Date
General Plan Amendment 5-10-1233	Land Use Designation Density	Planning Commission / June 10, 2010 City Council / July 20, 2010
Zone Change 5-10-1234 (amending the Baker Ranch Planned Community Text)	Development Standards: Height, Setbacks, Parking Application Processing	Planning Commission / June 10, 2010 City Council / July 20, 2010
Shea/Baker Ranch Development Agreement Document Number 2010000551280	Application Processing Alton Parkway Design Borrego and Central Linear Parks (Concept)	Planning Commission / June 10, 2010 City Council / July 20, 2010
Linear and Neighborhood Parks	Concept for Borrego and Central Linear Parks*; Neighborhood Parks; 5-acre Community Park *(The sports facilities previously envisioned for the Central Linear Park were redistributed to neighborhood parks)	Parks and Recreation Commission / October 20, 2011

### 1.3 PURPOSE OF THE AREA PLAN

This Area Plan amends the previously approved Baker Ranch Area Plan for Planning Areas 1 and 7 only. To implement the GPA and Zone Change approved in 2010, the Area Plan and supporting technical studies and environmental documentation have been prepared to describe the project-level implementation measures for the Shea/Baker Ranch property. The zoning document requires submittal of an Area Plan in advance of future development approvals to provide an opportunity for public review of the project proposals, the relationship of project land uses, and the design concepts that will implement the plan. This Area Plan and its comprehensive supporting materials fulfill that requirement. The Shea/Baker Ranch zoning boundary map and legal description included as Exhibit 1.1 defines the project area.

The zoning identifies particular requirements for Area Plans, listed below, along with a notation where each required component is found within this Area Plan.

- Master Land Use Plan – Chapter 2
- Design Plan – Chapter 6
- Public Facilities Phasing and Financing Plan – Chapter 11
- Grading Concept Plan – Chapter 3

- Landscape Concept Plan – Chapter 7
- Circulation Plan – Chapter 4
- Public and Private Recreational Facilities Plan – Chapter 7
- Recreation Phasing Plan – Chapter 11
- Affordable Housing Implementation Plan – Chapter 10
- Open Space Plan – Chapter 7
- Drainage Master Plan –Chapter 5
- Sewer Master Plan – Chapter 5
- Water Distribution Master Plan –Chapter 5
- Dry Utilities Plan – Chapter 5
- Fuel Modification Plan – Chapter 8
- Wall Plan – Chapter 7
- Maintenance Responsibilities Plan – Chapter 11

Additional requirements for Area Plans are the project title report, tentative tract map, and technical and special studies that are used to prepare and complete the required environmental analysis before final project environmental documentation and impact mitigation can be certified. None of these items are meant to be included within the Area Plan document itself, but are submitted separately and reviewed concurrently in order to create a comprehensive project description. Many of the concepts described in the Area Plan are shown in greater detail on the accompanying Tentative Tract Map.

## 1.4 APPROVAL PROCESS

The City Council, on recommendation of the Planning Commission, will make the determination for this Area Plan, subject to the approved Development Agreement. The Baker Ranch Planned Community Text establishes the process for future project approvals. Future Site Plans for residential development will be subject to the requirements of the Planned Community Text. If a future Site Plan proposes an alternative development standard less than requirements in the Planned Community Text or Zoning Ordinance, it shall be reviewed by the Planning Commission.

Table 1-2, Approval Processes, documents the approval process required for the future actions required to implement the Shea Baker Ranch Area Plan. The approval of this Area Plan (2-11-1732) and Tentative Tract Map 16466 includes development conditions that must be satisfied. Appendix A includes these conditions of approval.

Table 1-2 Approval Processes

Action	Application	Review Body
First Tentative Map Submittal Package	Area Plan / Tentative Tract Map	PC, CC (PH)
Minor Modifications to First Tentative Map Submittal Package	City Attorney / City Manager to determine scope of review (Section 7.7 of DA)	CA/CM OR CC
Amended First Tentative Map Submittal Package	Amended Area Plan / Amended Tentative Tract Map	PC, CC (PH)
Subsequent Tentative Maps	Tentative Tract Map	PC (PH)
"A" and/or "B" Final Maps	Final Map	CC
Final Maps for Condominium Purposes	Final Map	CC
New Single-Family Neighborhoods	Site Plan for review of plotting, architecture, colors, street furniture, and compliance with adopted development standards	DS; or PC (PH) if referred by Director of DS
New Multi-Family Neighborhoods	Site Plan for review of project layout, plotting, architecture, landscaping, and compliance with adopted development standards	PC (PH)
Neighborhood Retail Center	Site Plan	PC (PH)
Alternative Development Standards	Site Plan to be reviewed in conjunction with project	PC (PH)
Tandem Parking	Site Plan for alternative development standard	PC (PH)
Subdivision, Gateway, or Model Signage	Planned Sign Program	PC (PH)
Master Landscape Plan	Review of slopes, medians, entry areas in accordance with Area Plan	PC (PH)
Interim Uses	Use Permit	PC (PH)
Non-Commercial Recreation Centers	Site Plan	DS
Model Home Complex	Site Plan	DS
Parks and Trails (Construction Drawings)	Ministerial Review	PW; DS; CS

## Review Body:

CA = City Attorney

CC = City Council

CM = City Manager

PC = Planning Commission

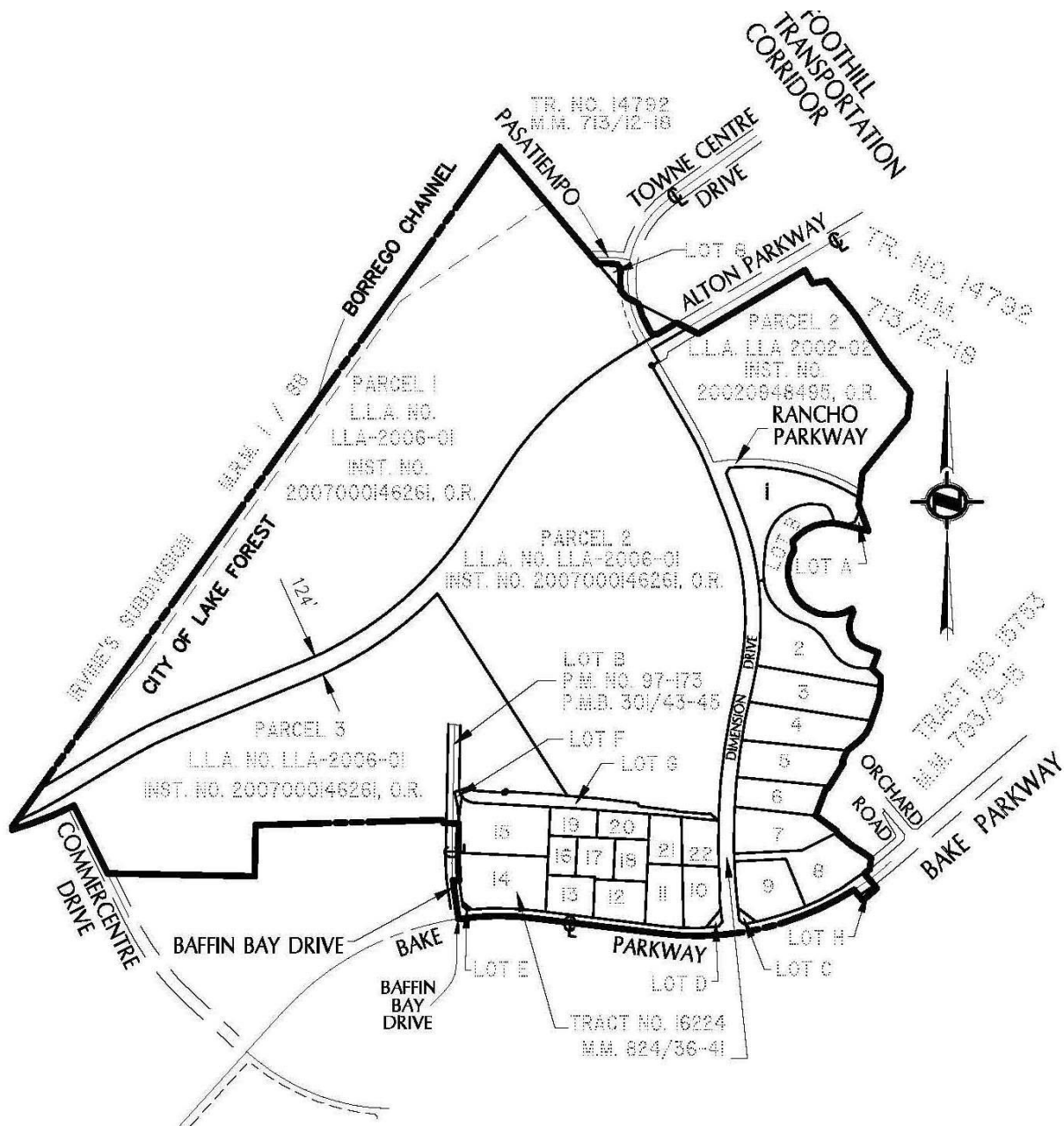
PH = Public Hearing

DS = Development Services

PW = Public Works

CS = Community Services





PARCELS 1 THROUGH 3, INCLUSIVE, OF LOT LINE ADJUSTMENT NO. LLA-2006-01 IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED MARCH 7, 2007, AS INSTRUMENT NO. 2007000146261 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2 OF LOT LINE ADJUSTMENT NO. 11A-2002-02 IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED OCTOBER 30, 2002, AS INSTRUMENT NO. 20020948495 OF OFFICIAL RECORDS OF SAID COUNTY. PARCEL B OF PARCEL MAP NO. 97-173 AS SHOWN ON A MAP FILED IN BOOK 301, PAGES 43, 44 AND 45, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALL OF TRACT NO. 16224 AS SHOWN ON A MAP FILED IN BOOK 824, PAGES 36 THROUGH 41, INCLUSIVE, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOT 8 OF TRACT NO. 14792 AS SHOWN ON A MAP FILED IN BOOK 713, PAGES 12 THROUGH 18, INCLUSIVE, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Scale: 1"=1,000'

## Exhibit 1.1 – Boundary Map and Legal Description